



200 APR 28 PM 3:48

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

John R. Vincent

5649 American Ave

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

John R. Vincent

5649 American Ave

Klamath Falls, OR 97603

Escrow No. K55409B

Title No. K55409B

State of Oregon, County of Klamath

Recorded 04/28/00, at 3:48 p. m.

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Linda Smith,

County Clerk Fee\$ 21.00

STATUTORY WARRANTY DEED

Laura Sue Maroney, an estate in fee simple, Grantor, conveys and warrants to John R. Vincent and Misty M. Vincent, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 11, Block 1, Tract 1096 Americana, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Existing Trust Deed recorded January 23, 1996 in Volume M6 Page 1938 Mortgage records of Klamath County, Oregon, which grantee herein agrees to assume and pay.

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS, BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$117,000.00 (Here comply with the requirements of ORS 93.030)

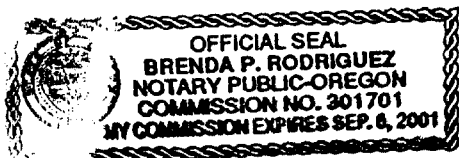
Dated this 28 day of April, 2000.

Laura Sue Maroney
Laura Sue Maroney

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 28 day of April, 2000
by Laura Sue Maroney



Brenda P. Rodriguez
Notary Public for Oregon
My commission expires: 9-6-01